

Loudoun County, Virginia

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Office of the County Administrator

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At a reconvened business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Thursday, November 17, 2005 at 4:00 p.m.

PRESENT: Scott K. York, Chairman
Bruce E. Tulloch, Vice Chairman
James G. Burton
James E. Clem
Eugene A. Delgaudio
Sally Kurtz
Mick Staton Jr.
Lori L. Waters

ABSENT: Stephen J. Snow

IN RE: INTENT TO AMEND THE COMPREHENSIVE PLAN, THE ZONING
ORDINANCE, AND THE SUBDIVISION ORDINANCE IN ORDER TO
IMPLEMENT WESTERN ZONING PROPOSAL #1

Mr. Burton moved that the Board of Supervisors suspend the rules.

Seconded by Ms. Kurtz.

Voting on the Motion: Supervisors Burton, Clem, Kurtz, Tulloch, Waters, and York - Yes;
Supervisors Delgaudio and Staton - No; Supervisor Snow - Absent for the Vote.

Mr. Burton moved that the Board of Supervisors adopt the following resolution entitled
"INITIATION OF RURAL ZONING DISTRICTS ORDINANCE AND MAP AND RELATED
AMENDMENTS TO THE COMPREHENSIVE PLAN AND LAND SUBDIVISION AND
DEVELOPMENT ORDINANCE" as presented:

WHEREAS, the Board of Supervisors adopted a new, comprehensive zoning map and ordinance for the County effective January 6, 2003; and

WHEREAS, in March 2005 the Virginia Supreme Court declared that the portion of the 2003 zoning map designating properties to the AR-1 and AR-2 districts was invalid on the basis of an insufficient descriptive summary in the published notice; and

WHEREAS, the Board of Supervisors wishes to revise and reinstate the AR-1 and AR-2 rural zoning districts as part of the new, comprehensive zoning map for the County; and

WHEREAS, following the March 2005 Virginia Supreme Court ruling, the Board of Supervisors conducted a series of public work sessions to review the AR rural zoning districts, including a discussion of the comprehensive plan, build-out projections, traffic and transportation, water supply and wastewater disposal, and the rural economy; and

WHEREAS, the Board of Supervisors identified options for revising and readopting AR district regulations and conducted public input sessions on these options on July 6 and 11, 2005; and

WHEREAS, on July 20, 2005, the Board of Supervisors recommended that the AR rural zoning districts be revised in certain respects, to be approved, adopted and reinstated as part of the zoning map in the same locations as included in the January 2003 adoption of the new comprehensive zoning map, and that two new rural zoning districts be prepared as options in the rural area for rezoning by landowner petition; and

WHEREAS, the Board of Supervisors requested and received input and recommendations from its Rural Economic Development Commission and Zoning Ordinance Review Committee, including draft amendments from the Zoning Ordinance Review Committee; and

WHEREAS, the staff has prepared draft amendments revising the AR-1 and AR-2 zoning district regulations and creating new optional rural districts (designated RR-1 and RR-2), along with necessary or complementary amendments to other sections of the Loudoun County Zoning Ordinance, the comprehensive plan and the Land Subdivision and Development Ordinance; now, therefore,

BE IT RESOLVED, that pursuant to § 15.2-2286(A)(7) of the *Code of Virginia* the Board of Supervisors hereby:

1. Initiates amendments to the Loudoun County Zoning Ordinance to implement the changes to the AR-1 and AR-2 zoning district regulations identified in its July 20, 2005 action, with such additions, deletions, refinements and revisions as may be advisable or desirable;
2. Initiates an amendment to the zoning map to approve, adopt and reinstate AR-1 and AR-2 zoning districts, as revised, in the locations identified as part of the adoption of the comprehensive zoning map on January 6, 2003; and
3. Initiates revisions to other sections of the Loudoun County Zoning Ordinance as necessary or complementary to the revision of the AR-1 and AR-2 district regulations, including without limitation, amendments to performance standards in Article 5; the new optional rural zoning districts along with a "minor" rezoning process in Article 6; and editorial amendments throughout the ordinance to conform the text consistent with other judicial rulings striking conservation design and the environmental overlays; and
4. Finds that the initiation of these amendments is for the purpose of promoting the public necessity, convenience and general welfare, and good zoning practice; furthers the purposes of zoning as set forth in Va. Code § 15.2-2283; will

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implement the comprehensive plan; and will restore the new, comprehensive zoning map for the County.

BE IT FURTHER RESOLVED, that the Board of Supervisors,

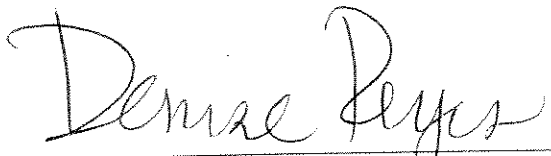
1. Initiates amendments to the comprehensive plan for the purpose of making certain refinements consistent with the AR-1 and AR-2 district amendments and to provide guidance for the mapping of the new, optional rural districts; and
2. Initiates amendments to the Land Subdivision and Development Ordinance as necessary or complementary to the amendment of the AR-1 and AR-2 district regulations.

BE IT FURTHER RESOLVED, that the proposed ordinance and plan amendments will be referred to the Planning Commission for recommendation after the Board has fully considered the recommendations of the Rural Economic Development Commission and the Zoning Ordinance Review Committee, along with the staff drafts, and has established a schedule for notice and hearing.

Seconded by Mr. Clem.

Voting on the Motion: Supervisors Burton, Clem, Kurtz, Tulloch, Waters, and York - Yes; Supervisors Delgaudio and Staton - No; Supervisor Snow - Absent for the Vote.

COPY TESTE:



DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

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